After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, 18th Floor
Nashville, Tennessee 37238-1800

Address New Owner:
Patricia S. Sneed
6 Abbeywood Court
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Numbers
Map 118-08 Par. 19
Map 118-08 Par. 258

Davidson County DEEDWARR
Recvd: 05/14/04 14:55 4pgs
Fees:23.00 Taxes:573.50
20040514-0057086

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WILLIAM E. CONNELLY, EXECUTOR OF THE ESTATE OF JAMES P. BENNETT, DECEASED, the Grantor herein, exercising the full power and authority vested in him as such Executor, has bargained and by these presents does hereby sell, transfer and convey unto PATRICIA S. SNEED, the Grantee herein, her heirs, representatives and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereby and incorporated herein by this reference.

This is improved property located at 2320/2324 Eugenia Avenue, Nashville, Davidson County, Tennessee, 37211.

Said property is conveyed subject to matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, hereditaments, estate. title and interest thereto belonging to the said Grantee, her heirs, representatives and assigns, forever.

AND GRANTOR, in his capacity as such Executor but not individually or otherwise, does covenant that he has full power and lawful authority to sell and convey said land; that title thereto is free, clear and unencumbered except as aforesaid; and, that he will warrant and forever defend the title to the said land to the said Grantee, her heirs, representatives and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise, and subject, however, to the Permitted Exceptions.

By signing this deed, Grantor releases any right he may have as said Executor to recover the property conveyed hereby in the event of the subsequent insolvency of said estate.

WITNESS our hands this 12th day of May 2004.

ESTATE OF JAMES P. BENNETT, DECEASED

By: _____
William E. Connelly, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county, William E. Connelly, Executor of the Estate of James P. Bennett, deceased, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2004.

_____
Notary Public

My Commission Expires: _____

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration given for this conveyance or value of the property, whichever is greater, is $155,000.00.

_____
Grantee or Grantee's Agent

Sworn to and subscribed before me:

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

331722-1

EXHIBIT A

TRACT ONE (Map 118-08, Parcel 19.00)
2324 EUGENIA AVENUE, NASHVILLE, TN 37211

A certain tract of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 64 and all of Lot No. 65 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, said description incorporated herein by reference the same as if copied fully herein verbatim.

Said lot and part of said lot fronts 75 feet on the northeasterly margin of Eugenia Avenue and extends back between parallel lines along the northwesterly margin of Melrose Street, 150 feet to an alley in the rear.

TRACT TWO (Map 118-08, Parcel 258.00)
2320 EUGENIA AVENUE, NASHVILLE, TN 37211

A certain tract of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the resubdivision of Lots 62, 63 and a portion of Lot 64, Grandview Heights, of record in Plat Book 6200, page 819, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to James P. Bennett by quitclaim deed of record in Instrument No. 20030218-0020687, Register's Office for Davidson County, Tennessee (as to Tract One) and by quitclaim deed from Julia M. Bennett of record in Instrument No. 20030218-0020686, Register's Office for Davidson County, Tennessee (as to Tract Two). The said James P. Bennett having died testate on September 16, 2003 and his Last Will and Testament admitted to probate in the Chancery Court for Williamson County, Tennessee, Probate Division, No. P-03-3558, the Grantor herein having been duly appointed as Executor by Letters Testamentary issued in and for said estate.

EXHIBIT B

1. Taxes for the year 2004.

2. All matters shown on the Plan of record in Book 6200, page 819, Register's Office for Davidson County, Tennessee.

3. Matters which would be disclosed by an accurate survey of the premises. Grantee has been advised that the water meter and service line to/from the water meter serving the property is located on adjacent property.